

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
May 05, 2014

The Planning and Zoning Commission held a regularly scheduled meeting at the City's *temporary offices located at 1248 Austin Hwy, Suite 220*, on Monday, May 05, 2014, at 5:30 p.m.

Members Present:

Lori Becknell, Chair
Thomas Pre Ball
La Una Cuffy
Joe Donnelly
John Grable
William F Kiel
Marsha Krassner
Stephen McAllister
Jim Taylor
Kenneth Zuschlag

Members Absent:

None

Staff Present:

Nathan Lester, Interim Development Services Manager
Lety Hernandez, Coordinator

The meeting was called to order by Ms. Becknell at 5:32 p.m.

Ms. Becknell announced that the approval of the minutes of January 06, 2014 was rescheduled for the next regularly scheduled meeting.

CASE NO. 354
Flora C. Atherton

Consideration of an application for re-plat by Flora C. Atherton, owner, represented by Frank Burney. The properties are zoned SF-A (Single Family A District). The property, 315 Westover Rd, is currently identified as County Block 4024 BLOCK 10 LOTS 19-24, 116 Grant Ave 1 is currently identified as County Block 4024 BLOCK 10 LOT E 15FT OF 7, and 216 Grant Ave is currently identified as County Block 4024 BLOCK 10, LOTS 8-10. The applicant is requesting to re-plat LOTS 19-24, portions of LOTS 6-11, and a portion of a 12ft alley, BLOCK 10, County Block 4024 for the purpose of reflecting historic and existing use of the property by the owner.

Mr. Lester presented the case. Frank Burney spoke regarding the case. He provided some background regarding the area between both properties and how that became to be an additional entryway to the property.

Mr. Zuschlag arrived and joined quorum at 5:38pm.

There were questions regarding the size of the lot and its width before and after the request. The board questioned the removal of the accessory structure and the main structure that is not proposed for removal. They asked for clarification regarding the proposed.

A motion was made by Ms. Becknell to approve the replat as presented. The motion was not seconded and the motion failed to pass.

Mr. Taylor expressed his concern regarding the possible combining of the lots, in the future, and ending up with the rear of the property facing grant. Mr. McAllister agreed.

Mr. Burney informed that they had gotten approval from City Public Service (CPS) and were pending receipt of the document.

Ms. Becknell made a motion to recommend approval of the requested replat of the property pending receipt of CPS approval and with all the stipulations as stated. The motion was seconded by Mr. McAllister.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Donnelly, Grable, Kiel, Krassner, McAllister, Taylor, Zuschlag

AGAINST: None

A motion was made by Mr. McAllister to hear Case No. 356, 321 Rosemary, before Case No. 355, 228 Cloverleaf. The motion was seconded by Ms. Krassner.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Donnelly, Grable, Kiel, Krassner, McAllister, Taylor, Zuschlag

AGAINST: None

CASE NO. 356
Henrietta P.C. Hildebrand

Consideration of an application for re-plat by owner, Henrietta P.C. Hildebrand. The property is zoned SF-A (Single Family A District). The property, 321 Rosemary Ave, is currently identified as County Block 5571A, BLOCK 13, LOTS E 17FT OF 8 and LOTS 9-12. The owner is requesting to re-plat the existing five (5) lots into one (1) lot.

Mr. Lester presented the case. Mac Chesney, Architect, spoke regarding the case. Spoke regarding proposed improvements to the existing main structure.

Mr. Kiel made a motion to recommend approval as proposed. The motion seconded by Mr. McAllister.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Donnelly, Grable, Kiel, Krassner, McAllister, Taylor, Zuschlag

AGAINST: None

CASE NO. 355
Dabney Homes, LLC

Consideration of an application for re-plat by owner, Jack Dabney. The property is zoned SF-A (Single Family A District). The property, 228 Cloverleaf Ave, is currently identified as County

Block 5571A, BLOCK 6, LOTS 11-15. The owner is requesting to re-plat the existing lot into two (2) separate lots for the purposed of constructing two (2) new custom homes.

Mr. Lester presented the case. There was an open discussion regarding the surrounding lots and compatibility within the block. Mr. Kiel expressed his concern regarding the proposed. Ms. Krassner asked for the representative to speak regarding the case.

Mr. & Mrs. Dabney, owners, spoke regarding the case. Mr. Dabney spoke regarding his concerns of the current state of the structure and added that because of the cost of the property, it was not feasible to construct a large house on the lot. Ms. Dabney added that buyers would not spend that kind of money on Cloverleaf, based on what they have heard from realtors. They propose building two (2), million dollar homes that would not be garden homes or zero lot line homes. She added that there was misinformation and that they had spoken to several of the surrounding neighbors who expressed their support. Ms. Dabney stated that as residents they are proposing something that they are proud of. They stated that they want to work with the neighbors.

Ms. Krassner asked for clarification regarding the proposed. Mr. Dabney stated that they are looking to build one (1) single family residence where the current house sits and has not proposed anything for the proposed second lot. He added that they would have to build a smaller house on the second lot due to a large heritage tree. He also informed that with the size of the proposed lot he would be able to build a larger home but is proposing to build a smaller one.

Those present and speaking regarding the case were as follows:

Matt Gentry, in favor

Tommy Spalten, opposed

George Luhn, opposed

Gretchen Spalten, opposed

Shelly Hensley, opposed

Suzy Bettac, opposed

Thomas Sanders, neutral

Carol Duganne, opposed

Mr. McAllister spoke regarding the case and expressed his concerns agreeing with resident Thomas Sanders' statement.

Ms. Krassner questioned the feasibility of building one house on the lot. Ms. Dabney responded. An open discussion followed. Mr. Kiel expressed his concern regarding the proposed and what precedent it would be setting. Mr. Dabney responded that there were other replats requested throughout and that this was not the first. Mr. Kiel agreed responding that if the proposed was in the 300 block of Cloverleaf it would be more compatible with the area. He added that the proposed did not "fit" in the 200 block of Cloverleaf.

Ms. Dabney stated that they had bought this lot with the plan to replat as the proposed did meet the requirements but understood how the Board felt as well.

Mr. Donnelly asked if what they were proposing conformed to the current restrictions. Mr. Lester responded that the case would not have been brought before the board unless it was compliant. The board members spoke regarding their view of the proposed.

Mr. McAllister made a motion to recommend denial as presented. The motion was seconded by Ms. Cuffy.

The motion was approved with the following votes:


FOR: Becknell, Ball, Cuffy, Donnelly, Grable, Kiel, Krassner, McAllister, Taylor, Zuschlag

AGAINST: None

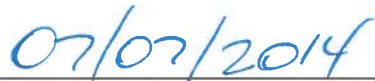
The board discussed the possibility of having a meeting to be able to have an general discussion regarding several topics.

There being no further business, a motion for adjournment was made by Mr. Kiel. Ms. Cuffy seconded the motion. The meeting was adjourned at 7:03 p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Lori Becknell, Chair
(Board Approval)



Date Signed



Lety Hernandez
Coordinator
Planning and Development Services